

Fort Mill Planning Department



Development Activity Report August 2014

Monthly & Year-to-Date Permit Summary (All Permits)

Monthly Permit Activity (All Permits) – August 2014 vs. August 2013

	August 2014	August 2013	Change (#)	Change (%)
Permits Issued	150	74	+76	+102.7%
Construction Value	\$13,906,813	\$20,206,710	-\$6,299,897	-31.2%
Permit Fees Collected	\$89,641	\$106,692	-\$17,051	-16.0%

Year-to-Date Permit Activity (All Permits) – January-August 2014 vs. January-August 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	768	519	+249	+48.0%
Construction Value	\$116,206,771	\$94,180,620	+\$22,026,151	+23.4%
Permit Fees Collected	\$692,240	\$559,603	+\$132,637	+23.7%

Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

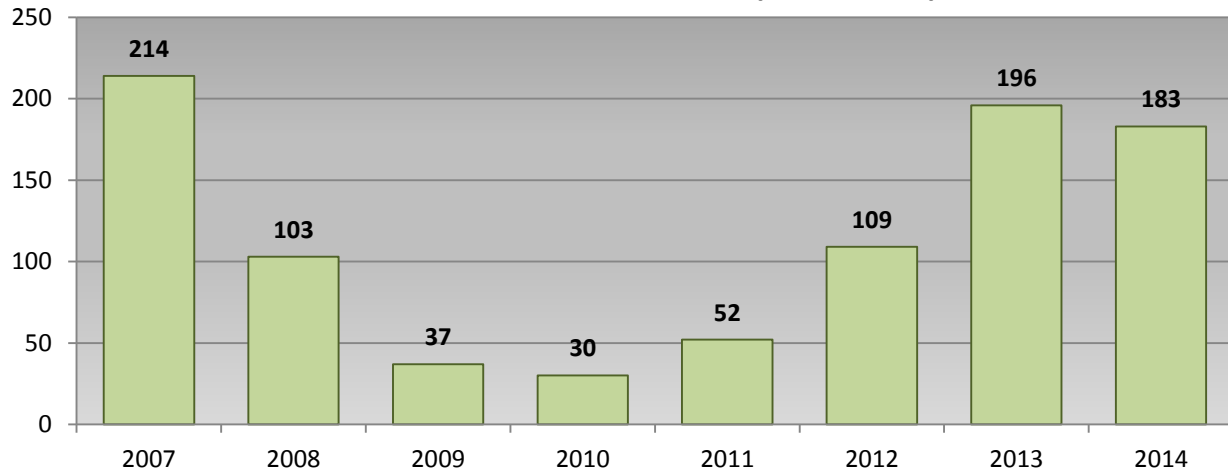
Monthly Permit Activity (Single-Family Residential) – August 2014 vs. August 2013

	August 2014	August 2013	Change (#)	Change (%)
Permits Issued	28	28	0	0.0%
Construction Value	\$10,919,745	\$11,663,408	-\$743,663	-6.4%
Avg. Permit Value	\$389,991	\$416,550	-\$26,559	-6.4%

Year-to-Date Permit Activity (Single-Family Residential) – January-August 2014 vs. January-August 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	183	196	-13	-6.6%
Construction Value	\$78,056,193	\$80,182,790	-\$2,126,597	-2.7%
Avg. Permit Value	\$426,537	\$409,096	+\$17,441	+4.3%

Year-to-Date Residential Permits (2007-2014)



A total of 28 new single-family residential permits were issued during the month of August 2014, including 2 in the Forest at Fort Mill, 13 in Massey, 9 in the Preserve at River Chase, and 4 in Springfield.

- **Forest at Fort Mill**

- 265 Monteray Oaks Circle
- 281 Monteray Oaks Circle

- **Massey**

- 909 Culver Drive
- 4036 Farben Way
- 4072 Farben Way
- 1778 Felts Parkway
- 3062 Ivy Mill Road
- 3066 Ivy Mill Way
- 5029 Ivy Mill Way
- 1263 Kings Bottom Drive
- 1275 Kings Bottom Drive
- 1282 Kings Bottom Drive
- 5009 St. Clair Street
- 5013 St. Clair Street
- 5017 St. Clair Street

- **Preserve at River Chase**

- 2039 Bosna Lane
- 727 Lagan Court
- 735 Lagan Court
- 740 Lagan Court
- 744 Lagan Court
- 774 Lagan Court
- 778 Lagan Court
- 822 Tyne Drive
- 834 Tyne Drive

- **Springfield**

- 1630 Kilburn Lane
- 1686 Kilburn Lane
- 313 Newington Court
- 331 Newington Court

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of August 2014:

- **Kingsley #6:** 234 Kingsley Park Drive (Office Upfit, 3rd Floor)

New Businesses

There were no new business licenses issued during the month of August 2014.

Project Updates

Doby's Bridge Elementary School

The new Doby's Bridge Elementary School opened for the 2014-15 school year on Monday, August 18, 2014. Located on "Dragon Way" in the future Phase IV of the Massey subdivision, DBES was built to accommodate an enrollment of up to 900 K-5 students.



New Riverview Elementary School

Construction continues on the new Riverview Elementary School on Spratt Street. RVES will move from its Harris & Munn Road campus to accommodate the planned expansion of Fort Mill High School. The new RVES building is expected to be completed in January 2015.

N/S Dobys Bridge Road

Following a public hearing, the Fort Mill & York County Planning Commissions voted to approve the renaming of Dobys Bridge Road as N Dobys Bridge Road (Tom Hall Street to Fort Mill Parkway) and S Dobys Bridge Road (Fort Mill Parkway to Lancaster County Line).



Annexations

There were no new annexation ordinances approved by town council during the month August 2014.

Year-to-Date Annexation Activity – January-August 2014 vs. January-August 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	6	4	+2	+50.0%
Total # Acres Annexed	409.9	546.7	-136.8	-25.0%

Rezoning

There was one rezoning ordinance approved during the month of August 2014:

- **Ordinance No. 2014-16**

An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project

- Applicant: Cooper Willis / Atlantic Beach Inc.
- Location: York County Tax Map Numbers 020-09-01-027, 020-09-01-028, 020-09-01-030, 020-09-01-031, 020-09-01-032, 020-09-01-033, 020-09-01-034, 020-09-01-035 and 020-09-01-036
- Acreage: 156.96 Acres
- Zoning Designation: MXU Mixed Use (Current Zoning)

- Disposition: Approved 2nd reading of an ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Pleasant/Vista MXU Project (6-0). The development conditions allow a total of 123 single-family homes, 146 townhomes, 662 multi-family units, and up to 50,000 square feet of commercial development over a period of 10 years. The development conditions restrict the total number of units which may be developed until four infrastructure projects are completed, including: construction of the redesigned I-77/Gold Hill Road interchange, construction of Gold Hill Road & Pleasant Road intersection improvements, construction of project-related infrastructure on Pleasant Road and Vista Road, and access plans for the future middle school at the intersection of Pleasant Road and Vista Road. Enhanced sidewalk, open space and architectural guidelines are also included as part of the development conditions.
- Date Approved: August 25, 2014



Ordinances & Text Amendments

There were two development/business related ordinances or text amendments approved during the month of August 2014:

- **Ordinance No. 2014-17**

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by district; Section 8, LC Local Commercial District; so as to add day care centers to the list of permitted uses within the LC District; to remove newspaper publishing plants from the list of permitted uses within the LC District; to amend the prohibition on outdoor speakers for restaurants and other establishments located within the LC District; and to amend the screening requirements for utility substations and towers in the LC District

- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amend the LC Local Commercial zoning district so as to add day care centers to the list of permitted uses, remove newspaper publishing plants from the list of permitted uses, and to remove the prohibition on outdoor speaker systems at restaurants within the LC district under certain conditions.
- Disposition: Approved 2nd reading of zoning text amendment (6-0)
- Date Approved: August 25, 2014

- **Ordinance No. 2014-18**

An ordinance amending the Code of Ordinances for the Town of Fort Mill; Chapter 24, Offenses and Miscellaneous Provisions; Article II, Offenses Against the Peace; Section 24-34, Unreasonable Noise Prohibited; so as to provide conditions when restaurants, bars, and other eating, drinking and entertainment establishments may utilize live music and speakers

- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amend the town's noise ordinance to permit noise from live music or speakers at any restaurant, bar, or other eating, drinking and/or entertainment establishment, whether open or enclosed, provided the noise does not exceed 75 dB at any point on or beyond the

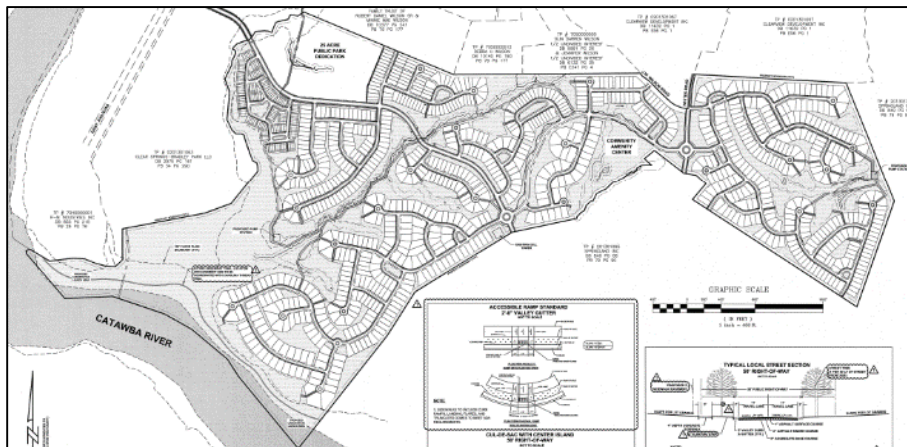
lot line between the hours of 10:00 am and 10:00 pm, and 65 dB between the hours of 10:01 pm and 9:59 am.

- Disposition: Approved 2nd reading of noise ordinance amendment (6-0)
- Date Approved: August 25, 2014

New Subdivisions

There was one new subdivision plat approved during the month of August 2014:

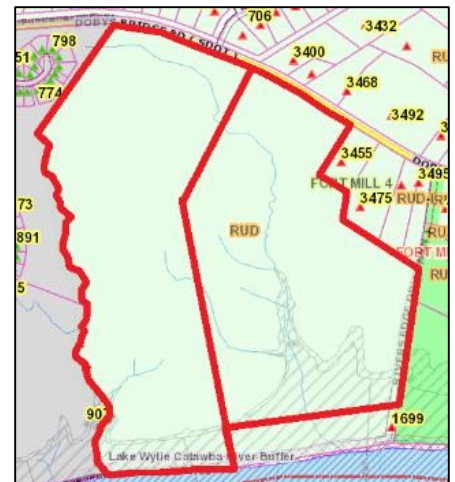
- **Preliminary Plat Approval: Waterside at the Catawba**
 - Applicant: Lennar Carolinas, LLC
 - Location: York County Tax Map Numbers 020-13-01-081, 020-13-01-082, 020-13-01-083, 202-13-01-084, 020-13-01-088
 - Acreage: 477.3 Acres
 - Zoning Designation: MXU Mixed Use
 - Buildable Lots: 1,048 (919 Single Family & 129 Townhomes)



Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, August 26, 2014, to review the following requests(s):

- **Annexation Request: Talkington Property**
 - Applicant: John P. & Delores M. Talkington / Justin R. & Jason T. Talkington
 - Location: York County Tax Map Numbers 774-00-00-004 & 774-00-00-005 (S Dobys Bridge Road)
 - Acreage: 168 Acres
 - Zoning Requested: R-5 Residential
 - Disposition: Recommended in favor of annexation with R-5 zoning, contingent upon a development agreement which limits density at 386 units, formalizes the donation of right-of-way for future expansion of S Dobys Bridge Road, and outlines a voluntary \$150,000 contribution toward future transportation improvements (4-1)



Annexation Request: White Property

- Applicant: William E. White Jr. & Sidney A. White III
- Location: York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (portion) & 707-00-00-054 (portion) (Whites Road)
- Acreage: 35 Acres
- Zoning Requested: R-5 Residential
- Disposition: Recommended in favor of annexation with R-5 zoning, contingent upon a development agreement which limits the total density at 99 units, requires a traffic impact study, formalizes a voluntary contribution toward future transportation improvements, and requires coordination with SCDOT and the Fort Mill School District regarding proposed access locations on Whites Road (5-0)



- **Text Amendment: Nonconforming Uses & Structures**

- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amends Article IX, Section 3, of the Zoning Ordinance to allow the reconstruction of nonconforming residential structures when such structures are destroyed by fire or other natural causes. The draft ordinance would also create a definition for a discontinued use (12 months for non-residential uses and 24 months for residential uses). Nonconforming structures which could be rebuilt, altered or repaired under the new provisions outlined in the draft text amendment would need to be permitted within 6 months from the date the damage or destruction occurs.
- Disposition: Recommended in favor of the text amendment, with an amendment to allow one 6-month extension for permitting purposes (5-0)

- **Text Amendment: Amending R-5 District/Creating RT-4, RT-8 and RT-12 Districts**

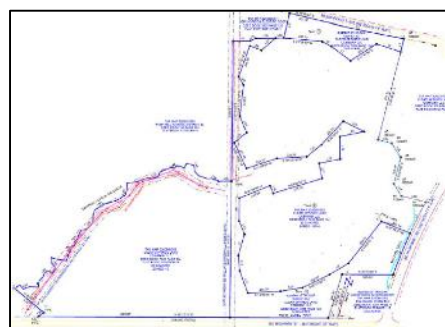
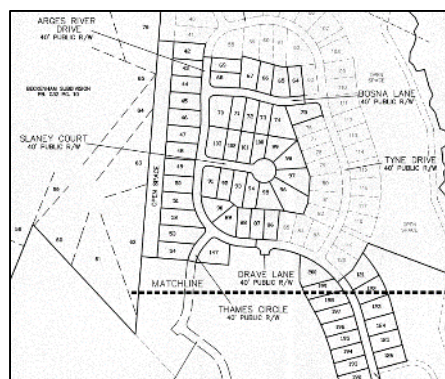
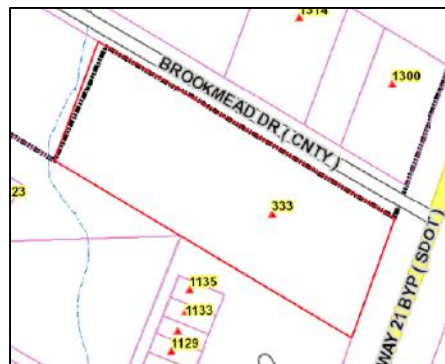
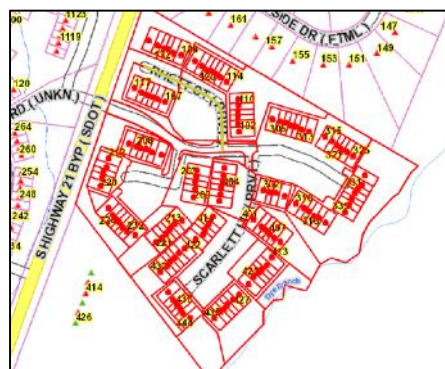
- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amends Article II, Section 23, of the Zoning Ordinance to remove townhomes from the list of permitted uses in the R-5 District, and establishes a maximum density for new residential developments of 3 dwelling units per acre (DUA) by right, and up to 5 DUA with an approved development agreement. The text amendment also creates three new townhome districts, called the RT-4, RT-8 and RT-12 Residential districts. These districts would allow townhome communities with maximum densities of 4, 8 and 12 DUA.
- Disposition: Recommended in favor of the text amendment (5-0)

- **Rezoning Ordinance: Cascades at River Crossing**

- Applicant: Rezoning Requested by Fort Mill Town Staff
- Location: Cascades at River Crossing Subdivision – 216 Parcels (US Highway 21 Bypass)
- Acreage: 24.3 Acres
- Current Zoning: HC Highway Commercial
- Zoning Requested: RT-8 Residential
- Disposition: Recommended in favor of rezoning the subdivision from HC to RT-8, contingent upon council's adoption of the RT-8 district (5-0)



- **Rezoning Ordinance: Townes at River Crossing**
 - Applicant: Rezoning Requested by Fort Mill Town Staff
 - Location: Townes at River Crossing Subdivision – 144 Parcels (US Highway 21 Bypass)
 - Acreage: 13.8 Acres
 - Current Zoning: HC Highway Commercial
 - Zoning Requested: RT-8 Residential
 - Disposition: Recommended in favor of rezoning the subdivision from HC to RT-8, contingent upon council's adoption of the RT-8 district (5-0)
- **Rezoning Ordinance: Lighthouse Pentecostal Holiness Church**
 - Applicant: Rezoning Requested by Fort Mill Town Staff
 - Location: York County Tax Map Number 020-20-01-009 (333 US Highway 21 Bypass)
 - Acreage: 1.4 Acres
 - Current Zoning: HC Highway Commercial
 - Zoning Requested: RT-8 Residential
 - Disposition: Recommended in favor of rezoning the property from HC to RT-8, contingent upon council's adoption of the RT-8 district (5-0)
- **Final Plat Review: The Preserve at River Chase Phase II**
 - Applicant: Meritage Homes
 - Location: Preserve at River Chase (S Dobys Bridge Rd)
 - Acreage: 20.25 Acres
 - Zoning Designation: MXU Mixed Use
 - Disposition: Approved the following road names for the Preserve at River Chase Phase II: Arges River Drive, Slaney Court and Thames Circle. (5-0) The final plat may be approved administratively once the applicant has obtained the required surety bond or letter of credit.
- **Subdivision Request: Clear Springs Land Company, LLC**
 - Applicant: Clear Springs Land Company, LLC
 - Location: York County Tax Map Number 020-09-01-003 (Peachtree Apartments)
 - Acreage: 3.07 Acres
 - Zoning Designation: GR-A
 - Disposition: The PC asked for additional information regarding the purpose of the request. Consideration of was deferred to the September PC meeting. (4-0)



Board of Zoning Appeals Meeting Summary

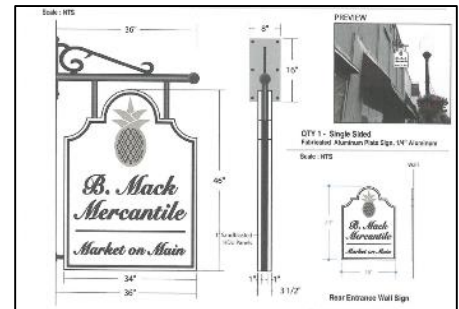
The Board of Zoning Appeals (BOZA) did not meet during the month of August 2014 due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on August 12, 2014, to review the following requests:

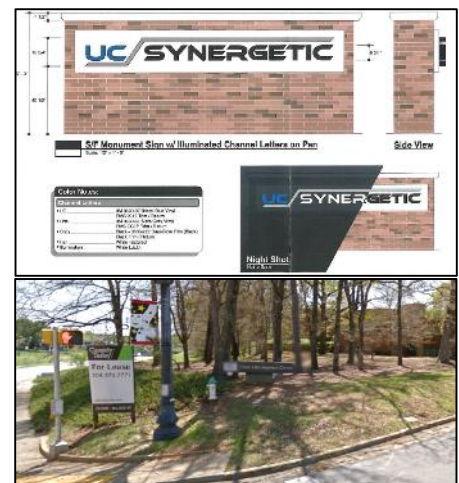
- **Certificate of Appropriateness: 219 & 221 Main Street**

- Applicant: Bayles Mack & Tina Tomlinson
- Location: 219 & 221 Main Street
- Zoning Designation: LC / Historic Overlay
- Request: Applicant requested approval to install a projecting sign on the front of the building, and a wall mounted sign at the rear of the building.
- Disposition: Application approved as submitted (7-0)



- **Certificate of Appropriateness: 123 N. White Street**

- Applicant: Harker Doerre LLC / UC Synergetic
- Location: 123 N. White Street
- Zoning Designation: GI / Historic Overlay
- Request: Applicant requested approval to install a monument sign at the intersection of N. White Street & McCammon Street
- Disposition: Application approved, contingent upon the following: care shall be taken to minimize potential damage to the root zone of nearby trees, the brick shall match (as closely as possible) the existing brick on the principal building, and the sign cap shall be white in color to match the principal building's trim color. (7-0)



- **Certificate of Appropriateness: 312 N. White Street**

- Applicant: Springland Inc. / Tod Snipes Construction
- Location: 312 N. White Street
- Zoning Designation: R-15 / Historic Overlay
- Request: Applicant requested approval to replace an existing black membrane roof with new white roofing material.
- Disposition: Application approved as submitted (7-0)



Upcoming Meetings & Events

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. September 8, 2014
- 7:00 PM

- **Board of Zoning Appeals Meeting**

- Fort Mill Town Hall
- Mon. September 15, 2014
- 6:00 PM

- **Historic Review Board Meeting**

- Fort Mill Town Hall
- Tues. September 9, 2014
- 4:30 PM

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. September 22, 2014
- 7:00 AM

- **Planning Commission Meeting**

- Fort Mill Town Hall
- Tue. September 23, 2014
- 7:00 PM

- **RFATS Policy Committee Meeting**

- Manchester Meadows
- Fri. September 26, 2014
- 12:00 PM

All meetings are open to the public. Please visit www.fortmillsc.org for meeting updates and agendas.

Did you know?

Board of Zoning Appeals (BOZA)

The Town of Fort Mill's Board of Zoning Appeals (BOZA) was established pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

Under state and local law, the BOZA is a quasi-judicial body charged with the following powers and duties:

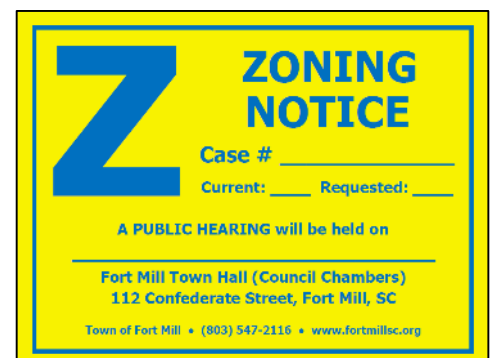
- To hear and decide appeals where it is alleged there is error in an order, requirement, interpretation, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;
- To hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. Variances may only be granted pursuant to the requirements of S.C. Code § 6-29-800(2);
- To review and decide applications for special exception permits, subject to the terms and conditions set forth for such uses in this Ordinance;
- To remand a matter to an administrative official if the board determines the record is insufficient for review; and
- To carry out such other powers and duties delegated to it by Town Council, consistent with state law.

The BOZA is made up of 7 members appointed by Council. Members are appointed based on their professional expertise, knowledge of the community, and concern for the future welfare of the town and its citizens. Each member must be at least 18 years of age and a resident of the town. Members are appointed to 3-year terms.

The BOZA meets on the third Monday of each month at 6:00 PM. Meeting agendas are posted on the town's website (www.fortmillsc.org) prior to each meeting. Public hearing notices are also posted at least 15 days in advance of each meeting.



Town of Fort Mill 112 Confederate Street P.O. Box 138 Fort Mill, South Carolina 29715	ZONING APPEALS BOARD VARIANCE APPEAL
Date Filed: _____ Owner's Name: _____ Address: _____ Telephone: _____ Property Address: _____ Current Use: _____ Zoning District: _____	
ALL OF THE FOLLOWING QUESTIONS MUST BE ANSWERED	
1. Describe the variance request: _____	
2. Why did the administrative official deny a permit? _____	
3. Is the property, current uses or existing structures, nonconforming? _____ If yes, how are they nonconforming? _____	
4. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography: _____	
5. How do the extraordinary or exceptional conditions or literal interpretation of the provisions of the Zoning Code create an unnecessary hardship for the property owner? _____	
<small>NOTICE OF APPEAL SHALL BE POSTED ON AFFECTED PROPERTY SO AS TO BE CLEARLY VISIBLE FROM A TRAVELED STREET. THE OWNER OR APPLICANT IS ENTITLED TO 15 DAYS TO MANIFEST INTENT TO BE RESPONSIBLE FOR NOTIFYING THE TOWN COUNCIL OF THE APPEAL OR REQUEST FOR REVIEW. FAILURE TO DO SO SHALL CONSTITUTE A WAIVER OF APPEAL.</small>	
APPLICANT	DATE



Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

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[Click here to visit the Planning Department Website](#)